

## 27 & 28 Hamilton Terrace

Lamlash, Isle of Arran, North Ayrshire KA27 8LR





# Overview

28 Hamilton Terrace (Shop) and 27 Hamilton Terrace (Flat) offer a unique opportunity to acquire a mixed-use property in the heart of Lamlash, Isle of Arran. This prominent building, which was once the local post office, consists of a ground-floor commercial space and a first-floor one-bedroom flat, both benefiting from stunning views of Lamlash Bay and Holy Isle. With its 'A' listed status and historic architectural value, this property offers significant potential for both continued commercial use or residential redevelopment, subject to planning permission.

## General Features

- Prime Location in the heart of Lamlash, offering excellent visibility and access.
- Historic Significance – 'A' listed building designed by renowned architect Sir John James Burnet.
- Flexible Use Potential – Ideal for mixed-use, residential conversion, or redevelopment (STPP).
- Stunning Views over Lamlash Bay and Holy Isle from both the shop and the flat.

## Accommodation Features

### Shop Premises (28 Hamilton Terrace)

- Spacious ground-floor retail area with large bay windows providing visibility.
- Separate side entrance, offering additional commercial flexibility.
- Rear storeroom and kitchen area for operational use.
- Commercial EPC Rating - **B**

### First Floor Flat (27 Hamilton Terrace)

- One-bedroom flat with independent access and internal access from the shop.
- Bright and airy lounge with panoramic views of Lamlash Bay and Holy Isle.
- EPC Rating - **E**







**Shop Premises**

## 28 Hamilton Terrace



This charming commercial unit, currently operating as a ladies' boutique (Chameleon), offers a prime opportunity in the heart of Lamlash. The shop, known as 28 Hamilton Terrace, was historically the village post office and retains its character and prominence within the community. The property benefits from a rateable value below £12,000, qualifying it for 100% business rates relief. Though interested parties are advised to confirm this with the relevant local authorities.





# The Space...

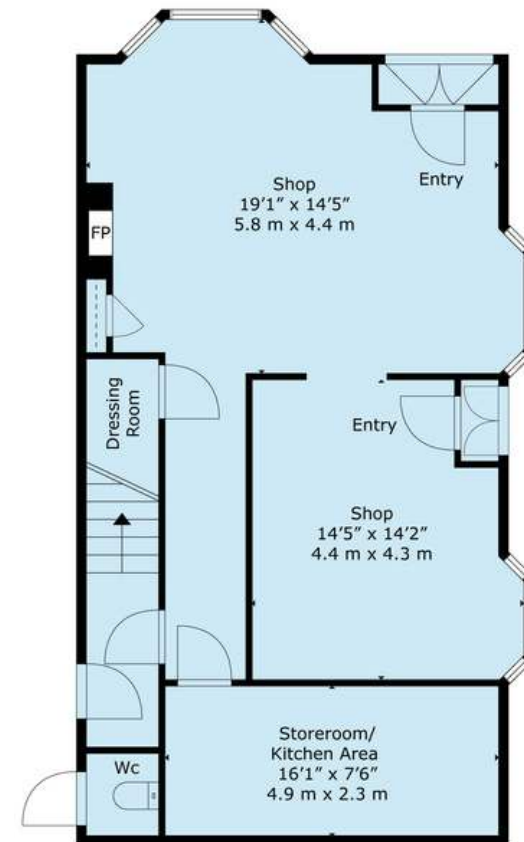
This spacious ground-floor retail unit boasts large bay windows to both the front and side, offering stunning beach views while enhancing visibility so passersby are naturally drawn to look inside. The shop also features a separate side entrance and in the past has traded as two separate businesses providing additional commercial flexibility. At the rear, a storeroom and kitchen area offer practical space for storage and operational needs.



## Approximate Total Area

55 sq.m.

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



Commercial EPC Rating - B





## Development Opportunity

This property offers excellent potential for development, with both residential and commercial possibilities. The current layout includes a ground-floor shop and a one-bedroom flat above, but the property could be reconfigured (STPP) to create a spacious ground-floor flat or combine both levels into a large family home. With high rental demand on the island and a prime location, this is an exciting opportunity to create a desirable residential or mixed-use space.

Additionally, the current owners are retiring after many years of successful trading and are open to discussions regarding the continued operation of the boutique or a similar business. The sale of fittings, fixtures, stock, or the entire business as a going concern can be negotiated separately, outside of the sale of the property.





## 27 Hamilton Terrace

This charming first-floor flat offers a comfortable living space with stunning views over Lamlash Bay and the Holy Isle. With a touch of modernisation this bright lounge featuring an exceptional outlook, could be transformed into the perfect scenic hideaway.

With its independent electricity supply, storage heaters and telephone/internet connection, the flat is practical and self-contained. Access is available both internally from the shop below or via a separate entrance at the rear. Given its prime location and the high rental demand on the island, this flat would be an attractive and sought-after rental property.



Living Space



# Cosy Living

The spacious double bedroom, located on the side of the property, enjoys an abundance of natural light from two large windows.



# Kitchen & Bathroom



The kitchen is compact and functional, offering all the essentials for everyday living. It is well-lit and provides a practical space for cooking and meal preparation. The bathroom, a three-piece suite, includes a bath, a WC, and a washbasin, offering both convenience and comfort.

**CLICK HERE TO  
TAKE THE TOUR**

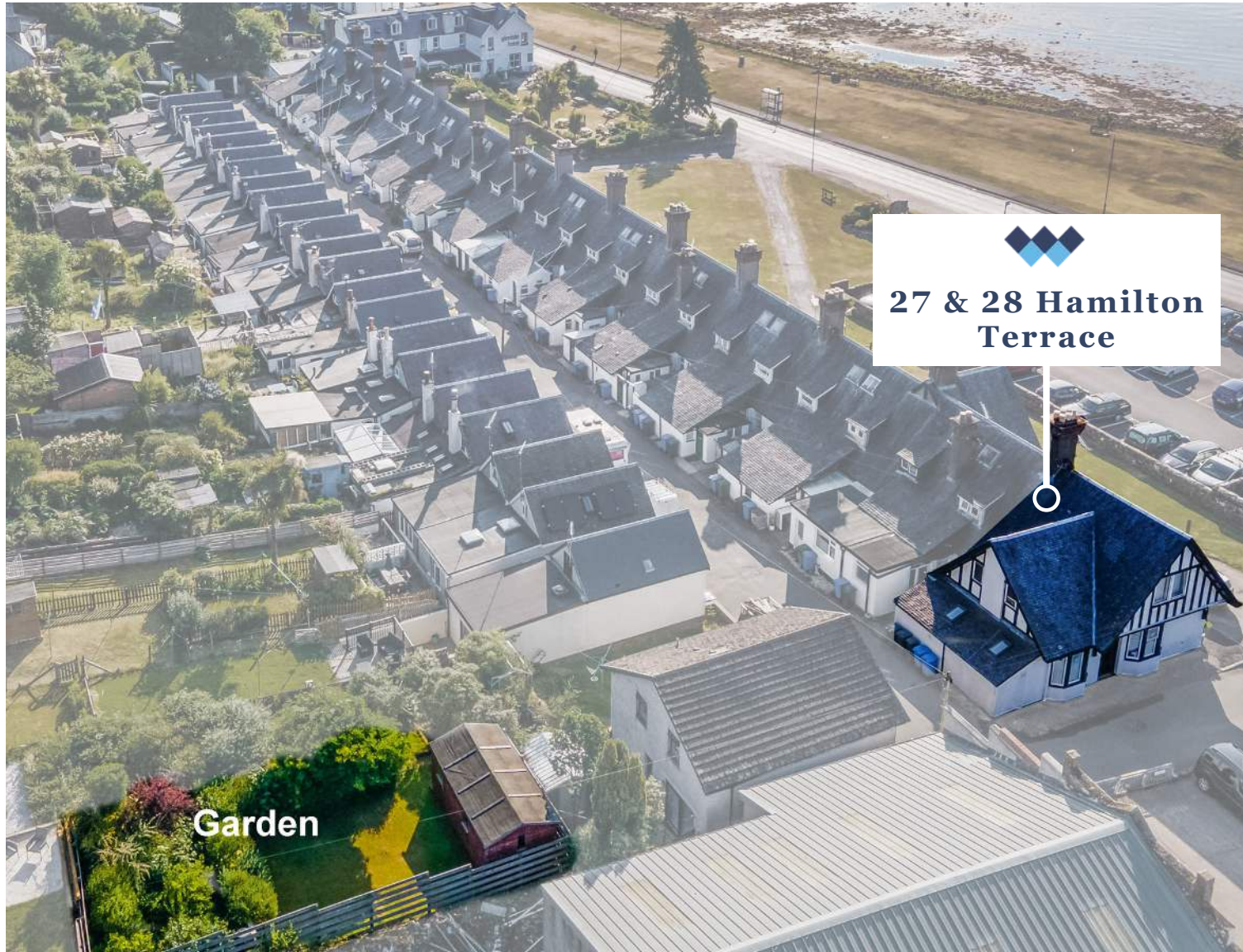








# Private Gardens



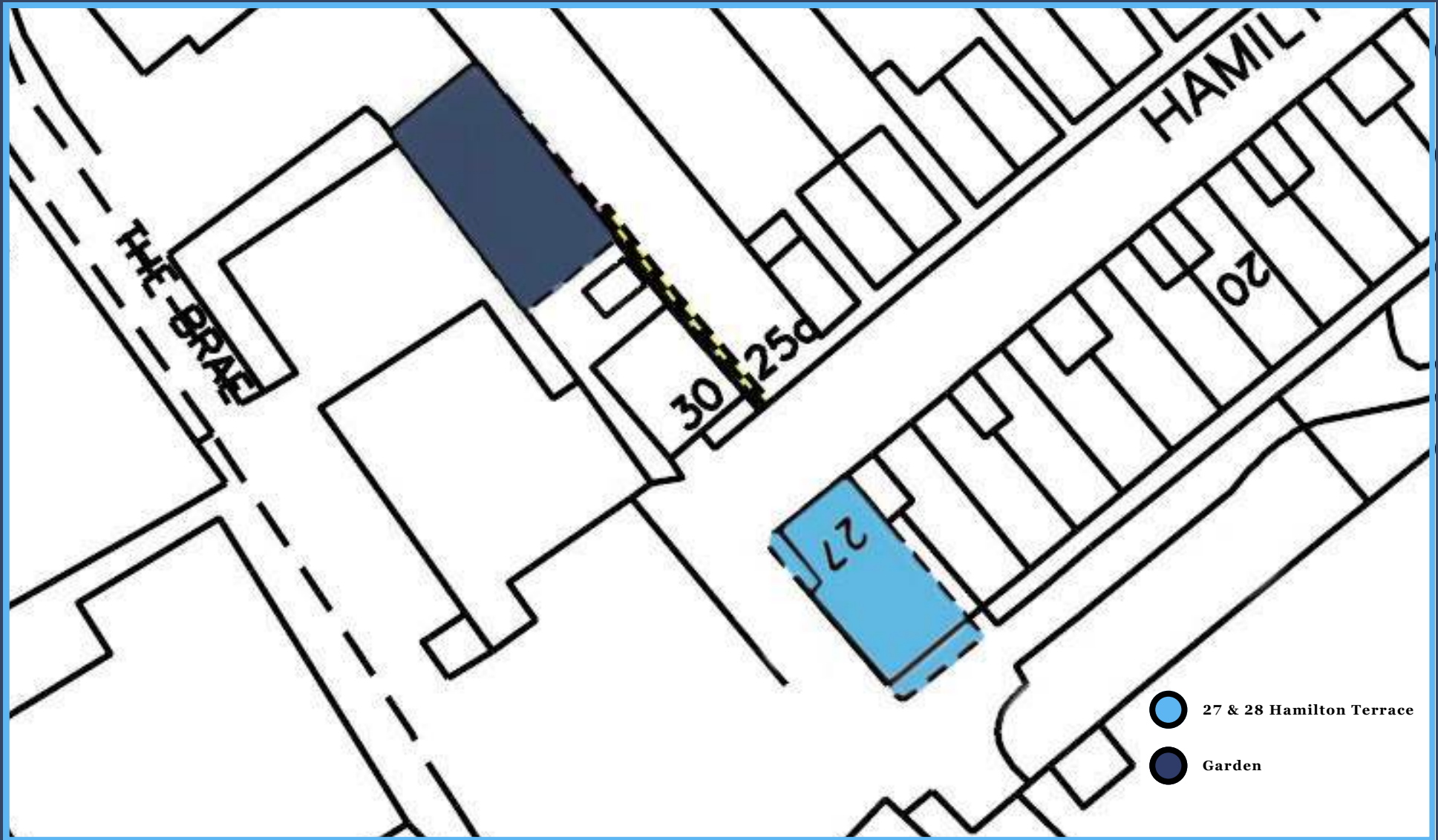
**27 & 28 Hamilton  
Terrace**

To the rear of the property, a private, well-maintained lawned garden offers a tranquil outdoor space, enclosed by lush greenery and mature bushes. The garden also benefits from a garden shed for added storage. This serene area provides an ideal spot for relaxation in the sun. Access is via a shared footpath alongside number 30





# The Site Plan



## Direction From Brodick Pier

Turn left and head towards Lamlash. Continue to the centre of the village, where Hamilton Terrace is situated on the right-hand side, just before the car park at the Ship House shop. Chameleon is located at the far end of the terrace, near the car park.





# A Short History

## Let's take a look back...

Hamilton Terrace is a historically significant row of properties located in the heart of Lamlash village, built over a century ago. Designed by the renowned architect Sir John James Burnet in the late 19th century, the terrace is a fine example of Victorian architectural elegance. Its design is considered of outstanding architectural and historic interest, which is why the properties are 'A' listed by Historic Scotland. This prestigious status underscores the cultural and historical value of Hamilton Terrace, making it one of the most prominent landmarks in the area.



### A SHORT HISTORY OF THIS BUILDING

HAMILTON TERRACE WAS BUILT IN 1893 TO PLANS DRAWN UP BY RENOWNED SCOTTISH ARCHITECT SIR JOHN JAMES BURNETT.

THE COTTAGES WERE ACCOMMODATION FOR WORKERS OF THE ARRAN ESTATE. IN SUMMER MANY EARNED EXTRA INCOME BY RENTING OUT TO VISITORS AND MOVING TO THE 'BACK HOUSE' (MANY OF WHICH CAN STILL BE SEEN TO THE REAR OF THE TERRACE).

THIS BUILDING HAS ALWAYS BEEN A COMMERCIAL PROPERTY, HOUSING THE LAMLASH POST OFFICE SINCE CONSTRUCTION. THE REAR OF THE PREMISES HAS ALSO TRADED AS A GROCERY STORE AND MORE RECENTLY A HAIRDRESSER. AT ONE POINT THE TELEPHONE SWITCHBOARD WAS UPSTAIRS. IT REMAINED THE VILLAGE POST OFFICE UNTIL SEPTEMBER 2015, AFTER WHICH POSTAL SERVICES MOVED TO THE CO-OP.

#### CUSTODIANS OF THE BUILDING AND POST OFFICE HAVE BEEN:

THOMAS MACNEISH	1893 - 1913	CATHIE MACKENZIE	1965 - 1979
ROBERT MACNEISH		MISS SYLVIA PAUL &	
(SON OF THOMAS)	1913 - 1925	SYLVIA LANSDALE	
MIMA MACNEISH		(THE 'TWO SYLVIAS')	1979 - 1988
(WIFE OF ROBERT)	1925 - 1946	MORAG MCCORMACK	1988 - 1991
JIMMY TOOLE	1946 - 1965	MOIRA MCNEILLY	1991 - 1993
		ANDY GRENTS	1993 - 2015

THE BUILDING CHANGED HANDS IN MARCH 2016 AND RE-OPENED AS CHAMELEON LADIES BOUTIQUE IN AUGUST OF THE SAME YEAR.



# Lamlash



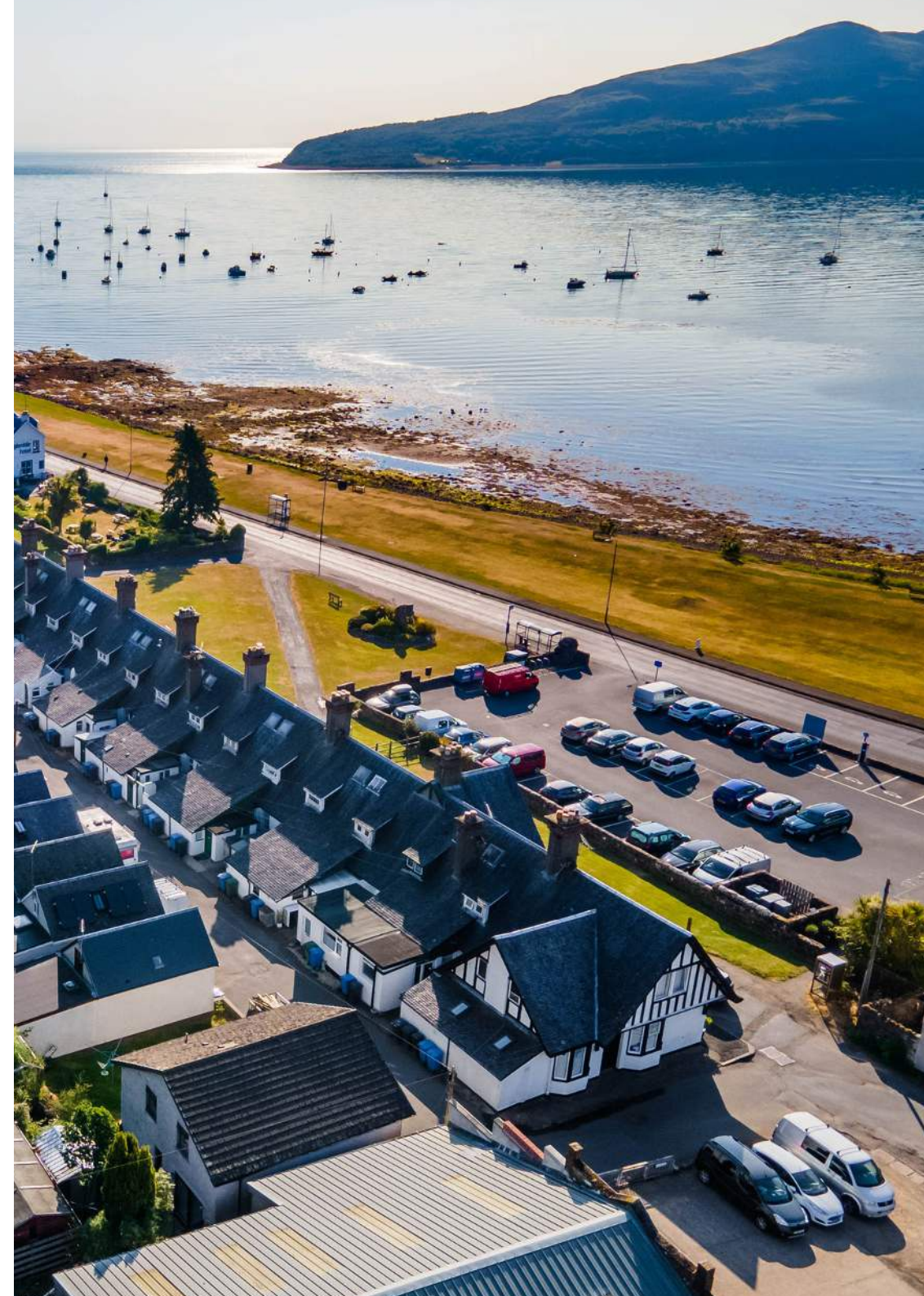


# Hamilton Terrace

Hamilton Terrace sits within the village of Lamlash, in the middle of the eastern side of the beautiful Isle of Arran, Scotland's most southerly and one of the most accessible islands. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a local church, a newsagents, a chemist, medical centre, the only hospital on the island and the Co-op.

Approximately 60 miles round, Arran has fine sandy beaches, excellent walking and rambling and both sea and trout fishing. Tourist attractions include the Arran Aromatics centre and shop, the Arran Heritage Museum, the Lochranza Distillery and Brodick Castle. There are seven golf courses on the island, including nearby Lamlash Golf Club. The island is often referred to as 'Scotland in miniature', as it is divided into highland and lowland areas by the Highland Boundary Fault. It's a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period. There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants' Graves above Whiting Bay.

The Primary school, nursery and the only High School and Gym Campus are situated within a very short level walk and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



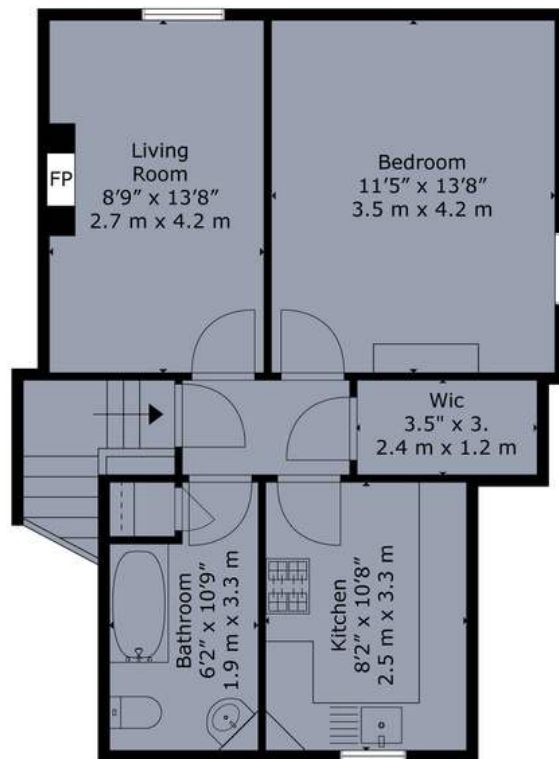




## Approximate Total Area

74 sq.m.

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



EPC Rating - E  
Council Tax Band - B



# Don't miss out!

## 20% DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

\* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code **WATERMANSGLLEN20** to enjoy a 20% discount





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